

The Seabrook Planning and Zoning Commission met in special session on Tuesday, January 17, 2023 at 5:30 PM at Seabrook City Hall to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICH	VICE - CHAIR
SCOTT REYNOLDS	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
ED KLEIN	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 5:47 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

2.0 NEW BUSINESS

2.1 Consider and take all appropriate action on a request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Plaza Planned Unit Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 of retail space, and approximately 300 unit luxury multi-family apartment complex located on approximately 11.096 acre tract of land.

The P&Z Board discussed the following:

- Issue of dual ownership / parceling – PUD document is adopted by ordinance, that piece of property is master planned – does not matter who owns it, it's all tied to the land use and the piece of property is not tied to the ownership in any way.
- LED Light – located in main signage – standing over to the left hand side of the actual entrance of the property – LED display will be covered under sign ordinance – will be treated as a sign.
- Repsdorph traffic light - Repsdorph right of way is not a continuation onto this property. The traffic light will be a four-way traffic light. TXDOT will require a traffic study done at this light and they will modify the light based on traffic flow and see what is going on if/when there is an event going on versus a regular week/weekend night – it will be adjusted according to use.
- Seabrook Plaza signage – possibly having a clock tower – still pending
- Parking garage – open parking on the water side along with landscaping – parking will be behind the apartments – stone façade and landscaping – second level will be open
- Property line at Sams Boat parking lot on the left – discussion of the land use next to this property – 10 feet away from property line from them - they will love this bc of additional business due to this development

- Large patio space along the water – individual establishments here would go thru the proper procedures for sound and/or outdoor music – open music and large patio and the buildings are a nice buffer.

Motion made by Rhonda Thompson and seconded by Darrell Picha.

To approve the request for approval of a Preliminary Planned Unit Development (Preliminary PUD) to create "Seabrook Plaza Planned Unit Development" comprising of a boutique hotel, extended stay hotel, conference center and ballroom, approximately 25,000 of retail space, and approximately 300 unit luxury multi-family apartment complex located on approximately 11.096 acre tract of land.

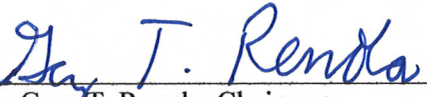
MOTION CARRIED BY UNANIMOUS CONSENT

Motion was made by Rhonda Thompson and seconded by Darrell Picha.

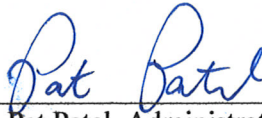
To adjourn the January 17, 2023 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:07 p.m.

APPROVED THIS 16th DAY OF February, 2023.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator